



**PRESENT:**

Mr. Daniel A. Gecker, Chairman  
Mr. Phillip G. Cunningham  
Mr. Russell J. Gulley  
Mr. Ronald K. Stack  
Mr. Thomas E. Jacobson, Secretary to the Commission,  
Planning Director

**ABSENT:**

Mr. Sherman W. Litton, Vice-Chairman

**ALSO PRESENT:**

Ms. Beverly F. Rogers, Assistant Director, Zoning and  
Special Projects, Planning Department  
Mr. Robert V. Clay, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Jane Peterson, Principal Planner, Zoning and  
Special Projects, Planning Department  
Ms. Darla W. Orr, Senior Planner, Zoning and  
Special Projects, Planning Department  
Ms. Linda N. Lewis, Administrative Secretary, Administrative  
Branch, Planning Department

**WORK SESSION**

At approximately 3:00 p. m., Messrs. Gecker, Cunningham, Gulley, Stack and staff met in Room 502, Chesterfield County Administration Building for a work session to discuss the following:

- A. **Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.**
- B. **Discussion Relative to Guidelines for Review of Substantial Accord**

**Determination and/or Zoning Approval for Communications Tower Locations.**

- **Presentation by Industry Representatives.**

**C. Adjournment.**

**A. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**B. DISCUSSION RELATIVE TO GUIDELINES FOR REVIEW OF SUBSTANTIAL ACCORD DETERMINATION AND/OR ZONING APPROVAL FOR COMMUNICATIONS TOWER LOCATIONS.**

- **Presentation by Industry Representatives.**

Mr. Gecker welcomed those present and asked that everyone introduce themselves.

The following persons were present and presented information relative to the wireless communications industry:

Messrs. Chuck Rothenberg, Gary Barber and Mark Stalnaker, representing Verizon Wireless; Mr. Dale Finocchi, representing SunCom; Mr. Marc Cornell, representing nTelos; Ms. Lisa Murphy and Mr. Gill McLemore, representing Sprint PCS; Mr. Dick Gibson, representing Alltel; Mr. Steve Romine, representing Nextel; Ms. Amber Blatter, representing T-Mobile; and Mr. Bill Gambro, a consultant.

There was discussion relative to recent changes in the wireless business environment; effects of market downturn on financing abilities of carriers; maturation of some carriers; continued introduction of new carriers; future development needs; trends in consumer demands; estimated subscribers; Federal E-911 requirements; how wireless communication works; basic technology and types of service available; variations in carrier services; spectrum allocations; factors affecting how far signals travel; coordination between carriers and municipal agencies in the development of wireless facilities; wireless industry myths; reality of current coverage; balancing needs of all parties in siting wireless facilities; types of antennae sites; collocation versus ground build; industry goals for streamlining the collocation process in zoning districts; and other issues of concern.

Representatives of the communications industry requested the Commission consider amending the Policy as follows:

- ◆ Allow by-right zoning on all existing structures regardless of current use;
- ◆ Allow creative facilities that mask the utilitarian nature of the antenna support structure (e.g., painted monopole with flush mounted antennas);
- ◆ Eliminate resource protection area requirement and diminish the required vegetative buffer on sufficiently large and remote properties; and
- ◆ Allow for taller towers in rural conservation areas to encourage the provision of wireless services to constituents in more remote areas of the County.

Upon conclusion of the discussion, the Commission generally directed staff to prepare amendments which would promote collocations on Virginia Power structures and public facilities, increase tower heights in rural conservation areas; provide flexibility in location in developed areas based upon physical features, other than Resource Protection Areas (RPAs); and collocation at public and community facilities sites.

**C. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Stack, seconded by Mr. Cunningham, that the meeting adjourned at approximately 5:56 p. m. to March 18, 2003, at 12:00 Noon in the Executive Session Meeting Room of the Chesterfield County Government Complex.

AYES: Messrs. Gecker, Cunningham, Gulley and Stack.  
ABSENT: Mr. Litton.

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Chairman/Date

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Secretary/Date